

NORTH LITTLE ROCK BUILDING AND HOUSING BOARD OF ADJUSTMENT

MINUTES

April 14, 2009

The meeting of the North Little Rock Building and Housing Board of Adjustment was called to order by Chairman Davis at 9:30 A.M. in the Community Planning Office conference room.

Members Present:

**Basil Shoptaw
Tommy Cupples
Brad Hughes
Philip Davis, Chairman**

Members Absent:

Karen Zap, (excused)

Staff Present:

**Robert Voyles, Director, Community Planning
Wade Dunlap, City Planner
B. J. Jones, Secretary**

Others Present:

**Russ Elrod, Code Enforcement
Beth White, NLR City Council
Joe Funderburk, Anchor Sign, Charleston SC
Greg Mueller, Ashley Co, NLR, AR
Hank Kelley, 425 W. Capitol, Ste 300, LR, AR
Bill Looper, 3621 Camp Robinson Rd, NLR, AR**

APPROVAL OF MINUTES:

Mr. Davis made the motion to excuse Ms. Zap.

Mr. Hughes seconded the motion and there was no dissent.

Mr. Shoptaw made a motion to approve the minutes.

Mr. Hughes seconded the motion and there was no dissent.

OLD BUSINESS

NONE

NEW BUSINESS

1. **BHBA Case # 520** – Joseph Funderburk, Anchor Sign, Inc. – 2808 Lakewood Village Drive – To allow signs on the rear façade of the building, facing McCain Blvd.

Chairman Davis asked the applicant to state his name for the record.

Mr. Funderburk explained that he is representing Dollar Tree and asking for permission to place signage on the rear elevation of the building, facing McCain Blvd. He explained that the requested signage would be similar to existing signs on adjacent stores with forty-two inch channel letters.

Mr. Dunlap showed video of the property and the adjacent stores. He explained that the applicant's space was the old Colony Shop, which would be split into two separate spaces and that the other part of the space was the second case on today's agenda, requesting similar signage.

Mr. Dunlap also noted that previous signs authorized to face McCain Blvd. had included a condition for no lighted signs or no back lit signs. He referred to letters from neighbors in the residential area across McCain, asking for restrictions on signs with lighting.

There was discussion of reverse lighting compared to being back lit.

Mr. Cupples questioned the size of the signage requested, asking for consistency with adjoining properties.

Mr. Funderburk noted that he would prefer the forty-two inch letters requested.

Mr. Shoptaw noted that previous requests had been limited to three rows of brick on the buildings.

Chairman Davis reminded the Board that there had been quite a battle with the neighbors in the past and that the forty-two inch letters would not be satisfactory.

Mr. Voyles interjected that Staff could approve the front signage.

Mr. Cupples formed a motion to allow the rear facing sign for Dollar Tree with letters no higher than the existing Lane Bryant store letters and that the sign could have only reverse lighting.

Mr. Hughes seconded the motion.

The motion passed with three affirmative votes. Mr. Shoptaw abstained from the vote.

2. **BHBA Case # 524** – Mr. Greg Meuller, Ashley Company – 2812 Lakewood Village Drive – To allow signs on the rear façade of the building, facing McCain Blvd.

Chairman Davis asked the applicant to state his name for the record.

Mr. Greg Meuller of the Ashley Company told the Board that his pictures would be redundant after the previous case. He explained that he is applying on behalf of the other portion of the same building as the previous case, asking for signage on the rear façade of the building, facing McCain Blvd. He added that his intent was to ask for a back lit sign, but understood from the previous case that reverse lighting would be required. Mr. Meuller asked for the same size letters as the Lane Bryant store, approximately two foot. Mr. Meuller asked for additional signage on the side façade and requested back lit channel lettering, as the side signage would not shine toward the residential neighborhood.

Mr. Dunlap asked if the lettering would be the same size as the rear façade.

Mr. Meuller replied in the affirmative, about twenty-four inches at the peak with other lettering somewhat smaller.

Mr. Shoptaw asked the applicant to verify what type of lighting would be used.

Mr. Meuller explained that internal lighting is to be used.

Mr. Voyles asked if they would agree to reverse lighting.

Mr. Meuller replied that the preference would be internal lighting.

Chairman Davis noted that the letters for the Lane Bryant store had been limited to one course of blocks. He voiced concern about the letter sizes requested here being approximate and asked the applicant to be specific,

Mr. Meuller replied with a specific twenty-four inch letter size request.

Mr. Shoptaw reminded the Board of the three brick limitation that had been discussed in the previous case.

There was additional discussion on the request for signage on the side facade, including what is allowed in the sign code for a corner lot, where is the frontage, and what effect does the existing monument pylon sign have on the view of the side façade signage.

Mr. Meuller explained that the side signage would be moved more to the rear of the wall for a better view from McCain Blvd., rather than the middle, which would be more apt to be blocked by the pylon sign.

Chairman Davis reminded the Board that the sign code allowed a corner lot to place signs on two sides of the building, legally.

Mr. Shoptaw added that it could also be sized up to ten percent of the building's facade.

Mr. Hughes formed a motion allowing the applicant's request and limiting the letters to no more than twenty-four inches in height. His motion also limited the lighting on the rear facing signage to reverse lighting, as opposed to the back lighting allowed for the

side facing signage.

Mr. Cupples seconded the motion and it passed with three affirmative votes. Mr. Shoptaw abstained from the vote.

3. **BHBA Case # 525** – Mr. Bill Looper, Hobo Joe's Shaved Ice – 3621 Camp Robinson Road – To allow awning signs on all four facades of the building.

Chairman Davis asked the applicant to state his name for the record.

Mr. Looper explained that he had been in the shaved ice business for twenty-two years and is now adding vending for bagged ice. He noted that the intent was not for a drive thru, but for a drive around, to separate the ice business from the snow cones, thereby insuring the safety of any children present. He explained that he is doing work to make the two buildings appear as one and is requesting the awnings for all four sides to direct customers to the different areas for each different use.

Mr. Dunlap explained that the drawings in the Board's possession would be more helpful than any video he had taken, as the work is still in progress.

Mr. Voyles questioned the dimensions on the "24 Hour" signage and expressed concern that there would not be enough room.

Mr. Looper agreed that there might not be enough space.

Mr. Voyles asked if the awnings were constructed of metal or fabric.

Mr. Looper replied that he is getting pricing for both and has not yet decided.

Mr. Voyles informed the Board that Mr. Looper had been to Planning Commission and submitted his plans for improving the site's appearance by joining his buildings into one unit. He explained that Mr. Looper's request for the awnings is to direct traffic for the different uses on the property. He noted that the request is for awnings only, and there would not be a monument sign.

Mr. Shoptaw asked if the Planning Commission had voiced any opinion regarding the signage.

Mr. Voyles replied that they had no objections but chose to direct the matter to this Board.

Chairman Davis asked Alderwoman White if she had any objections or comments.

Alderwoman White replied that her concerns had been for the safety of the children and that she is satisfied those concerns have been addressed.

Chairman Davis asked for staff recommendations.

Mr. Dunlap replied that staff recommends approval.

Mr. Cupples formed a motion to approve the applicant's request with the exception of only allowing the twenty-four hour signs on the north and south awnings.

Mr. Shoptaw seconded the motion and it was passed with three affirmative votes. Mr. Hughes voted against the request.

ADMINISTRATIVE:

Mr. Hughes asked Mr. Elrod of Code Enforcement to check a sign in the Lakewood Village complex, in the Pier One building, by Hanger Cleaners. He added that the signage faced Fairway and is not a very attractive sign.

Mr. Elrod agreed to investigate the matter.

Chairman Davis expressed concern that PODS is taking advantage and using longer times to leave the storage units in the McCain area.

Mr. Elrod agreed to investigate the matter and asked the Board to feel free to contact him with a specific unit anytime.

Mr. Voyles announced that CAT is coming soon and will be coming before this Board requesting signage. He added that they would be replacing the existing monument sign with something new, and possibly asking for an additional monument sign for the Faulkner Lake Road frontage.

PUBLIC COMMENT / ADJOURNMENT:

Mr. Shoptaw made the motion to adjourn at 10:05am.

Mr. Hughes seconded the motion and there was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

PHILIP DAVIS, CHAIRMAN

ROBERT VOYLES, DIRECTOR